Five of the theatrical season's best successes ended their runs last night, closing five theatres until nest fall. The farewells were not unusually demonstrative except at the Empire, where two favorites say goodby for all time to the stock company. liam Faversham will become a star in America and Jessie Millward in England. Neither's play is finally settled, but Mr. Faversham Robert Marshall, and Miss Millward "Th limbers" or "In the Palace of the King They were heartily applauded last night in Diplomacy, which was revived here on April 15 Much friendliness was shown also for Charles Richman and Margaret who will succeed the retiring players as feading man and leading woman.

Angilin, who will succeed the retiring players as leading man and leading woman. The Empire will recopien in September with John Drew, probably in "The Wilderness," by H. V. Esmond. The stock company will return late in December.

Amelia Bingham's stock company closed its first season at the Bijou, where it has been acting "The Climbers" since Jan. 15. It will return next January, starting in a comedy now being written for it by Haddon Chambers. Only Clara Bloodgood of Miss Bingham's present company will be absentingly season, Robert Edeson, Frank Worthing, Ferdinand Gottschalk, Bijou Fernandez. Minnie Dupres and the other leaders having been reengaged. Arrangements for the first part of next season at the Bijou were completed only yesterday. Thomas Q. September of the season will reopen the theatre the last week in August with "A Modern Crusoe," a comedy that Sidney Rosenfeld wrote for the late Roland Reed. May Irwin will fill in the three months between Mr. Scabrooke and Miss Bingham, presenting a new farce.

The highly artistic season that Charles Frohman has given at the Garden Theatre came to a close last night with "Under Two Flags." Three Shakespearean productions by such eminent actors as Edward H. Sothern, Richard Maastield, Sarah Bernhardt and Constant Coquelin and other literary treats by the French actors and Edward S. Willard have put this house to the fore, in an artistic sense among New York theatres. "Under

y the French actors and Edward S. Willard ave put this house to the fore, in an artistic mase among New York theatres. "Under wo Flags" was produced on Feb 5 and will on be shown in San Francisco with Blanche ties. Mr. Sothern, with Cecilia Loftus as a leading actress, will reopen the Garden September, producing "Richard Lovere" and reviving "Hamlet Henrietta Crosman closed her third engement in New York this season at Walless with nearly the two hundredth per-

Henrietta Crosman closed her third ongagement in New York this season at Wallack's with nearly the two hundredth performance of "Mistress Nell." She has not
decided finally on a play for next year. Wallack's will reopen on Sept 2 with James K
Rackett in "Don Cassar's Return," by Victor
Mapes. His company will include W. J. Le
Moyne, Wilton Lackaye, Florence Kahn.
Theodore Roberts, Theodore Hamilton and
Charles Kent. He haw bought a play by Winstan Churchill from his novel of "The Crisis".
The second engagement at Daly's of "San
Toy," making up a total of over one hundred
and fifty performances, ended last night.
Daly's will reopen in September With "The
Messenger Boy." with James T. Powers in
the principal rôle. This is expected to run
until the middle of December, when Daniel
Fronman's stock company returns in new
comedies de Long has been engaged for a

George de Long has been engaged for a French part in "The Messenger Boy," the English musical farce that will be presented at Daly's early in September. He is a leading actor of some note out of town, and in "The Nancy Hanks" made a notable success in a character similar to the one that he will take in this piece. James T. Powers, May Robson, Jobyna Howland, Harry Kelly, George Hovey and Mr. de Long are the only important engagements so far for "The Messenger Boy." But it is said that an oler has been made to Rosse Boots to come from England for her original rôle. As she is now the Marchloness of Hendfort and off the stage it is unlikely that she will accept. that she will accept as been selected as the date for the ton, a new farce by J. J. McNally William Farnum, Mary Shaw and Mabel Amber of this season's cast and Henry Jewett, Cecayelle Mayer and Silvia Lynden have been engaged for "Ben Hur."

## MAN LOCKED IN BURNING STORE.

Sick"-Both Held for Arson. it 130 Newark avenue, Jersey City, late Fri-There was another fire in the ce found Mendal Hirsch, who said e lived at 316 East Third street, this city, the store, although the front door was errand. Hirsch said that he was waiting for Birnbaum, when he say flames. He said he did his best to smother them and then ran to the front door to give the abarm, but was surprised to find that he was looked in.

Birnbaum was found by the police at his home, 216 First street. He said he was sick. Two detectives had him under surveillance all night. He was arrested gesterday morning and arraigned with Hirsch before Police. Justice Hoos in the First Criminal Court. They were remanded with to-morrow for examination on a charge of arson.

Birnbaum carried 34,000 insurance on his stock. The damage amounted to a few hundred doilars. Hirsch said that he was waiting for

### GAMALIEL WAILS AGAIN. The Anti-Imperialist Scents Militarism in the Bay State's Commissions.

CUTCOPER Mass June 1 - "New Issues of State Campaign" was the subject of a Bradford last night. "The present complicated system of government of the State which has arren from the taking away of the hands of the Legislature and of commis-sioners presents a vital issue of the present time," said Mr. Bradford. "The Legislature has nearly all the power and the Governor but little power over any one except the members of his staff. This leaves the admin-istrative part of the government paraizzed.

to him and are not responsible to the people. They use the people's money and the twople have to pay the taxes, instead of making our Governors leaders we have made them figureheads. We are going straight on to civil war, as it appears now. People must act soon against militarism white the ballot is in their hands and must act under good leaders.

## INDICTMENTS OF KETCHUM AND ALLEN Lieutenant-Governor Charged with Aiding

ST. ALBANS, Vt., June 1 .- Specific charges, United States Grand Jury at Windsor against Lieut - Cov. M. F. Allen and John W. Ketchum for allested complicity in the wrecking of the Farmers' National Bank of Vergennes, have Taking his account \$3,000. Two indictments against Ketchum allege, first a long series of false entries, running from \$25 up, whereby Allen's account was increased, or else Ketchum took the various sums to the detriment of Allen, and, second, abstracting and misepplying funds of the bank between Oct. 1, 1899, and Sept. 20, 1900, in sums ranging from \$10 up. The sums specified on 1, else indictment make a total of about \$1,150.

## Mr. Ingalls to He President of Lake Shore?

CLEVELAND, June 1 - Since the rumor that M. E. Ingalls of the "Big Four" would succeed Shore has been current mother story is in circulation here to the effect that if this step is taken the main effices of all the Vanderbill lines west of Burlais will be in Cleveland. The general offices of the "Big Four" are now in C.n. matt. While each of the roads in this region controlled by the Vanderbills would region controlled by the Vanderbilts would maintain he individuality it is said linguilty would be the practical bond of all, whose main offices will probably be assembled in one large building, a practical consolidation.

## Bryn Mayt's New Course in Law.

BRYN MAWR, Pa., June 1 Bryn Mawr College announces a new five-hour course in law, a gradual extension of the work in the theory of law begun in 1895. With Dean law school, who has so far carried on the work atche. there will be associated Prof. Frank H. Sommer of the same university, whose title will be lecturer in law.

Tank Charles Lands

## BROOKLYN AND QUEENS.

Frem what is known of the land specula-tion which has developed along the Rapid Transit route it is evident that the road will be ineffectual to arrest the tendency of the bulk of the population in Manhattan and The Bronx to crowd into flats and tenements. The character of the building may be said prices paid by speculators for lots on Washington Heights are founded in the belief with elevator apartments and the rest with non-elevator flats, including a moderate proportion of private houses. For some years after the opening of the road lot values in the side streets will undoubtedly remain within a limit which will make it possible \$15,000. But in a locality capable of attracting a tenantry for flats as well as dwellings to the possibilities of the more productive improvement. For a plot of 100 lots on the crest of Washington Heights, hought during the week by Charles T. Barney, the price reported to have been paid was \$1,000,000. These lots will be subject to special assessready for the builder, and the price they pectation that housing improvements in the territory opened up by the westerly branch prevailing on the West Side. The prospect

contains practically no provision for the In The Bronz the easterly branch of the road will make accessible many square miles of land, at present sufficiently inexpensive to serve as sites for one and two-family dwellever, will be materially enhanced by public a considerable number of one and two-family houses will be erected in the borough. But is now strongly in the direction of flats and for commercial use, and the borough is the seat of important and growing industries can readfly be delivered by wagon to consumers in Manhattan. In the territory conveniently accessible to the elevated road not only have private houses practically ceased to be built but blocks of dwellings have been replaced by tenements and flats. There are two principal reasons why the and tenements instead of private dwellings. One is that the range of land values is higher

at an equal distance from the City Hall; the other, that construction work is almost uniconjunction with building loan operators. Among the causes of high land values it is of rock formation makes the direct assessimprovements aggregate in the average buying building materials on credit instead ridual builders in The Bronx are unable to sell private houses as cheaply as similar dwellings equally accessible in other outlying boroughs constructed wholesale by companies with unlimited capital Speculation and investment in The Bronz are shaped by the belief that the borough will develop along constructional lines similar to those that obtain in Harlem, where, though originally a private house section, private onses have practically ceased to be built because the land is available for more pro-

for the opinion that the great bulk of the middle class of the population which desires centred in Brooklyn, Queens and adjacent parts of Long Island. If, as is calculated. one-fifth of one's income is spent in rent. a house at \$900 a year presupposes an income of \$4,500. In Manhattan \$900 is practically the minimum at which a dwelling can be is very near the maximum of the range of rents Real estate is generally sold on the families with an income of less than \$4,500 a year will have to go outside of Manhattan to rent or buy individual houses, and this element comprises the great bulk of the middle class of the city's population. Merely to state the rental conditions that obtain in radical address in City Hall by Gamaliel the completion of the means of communications that are making with the wholesome unnecessary waste of health and money on the power of the Governor and giving it into the part of people whose means are incompatible with the best expression of life in Manhattan. At the moment, however, the prospect of improved transit facilities is perhaps all that can reasonably be demanded. The Brooklyn Bridge approach on this side is about to be enlarged, the Brooklyn Rapid under progressive managements, the new East River Bridge is nearing completion. the Rapid Transit tunnel will probably be opened in two years, when, according to present probability, it will articulate with the sunken Long Island tracks in Atlantic avenue, and the Blackwell's Island Bridge and other projects will presently supplement the works meantime opened to the

Once properly connected with Manhattan, Brooklyn, Queens and the adjacent parts of Long Island will furnish practically unlimited room for the multiplication of inexpensive homes, though, at the present rate of growth, Brooklyn's twenty square miles of land now unoccupied in an area of sixty square miles, including marshes, estuaries, parks and unavailable ground, will doubtless be taken up in a comparatively few years. Several circumstances have united to make land in suburban Brooklyn and the adjacent parts of Long Island incomparably cheaper than in old New York or, indeed, in any other American city of note. The available land is limited only by the possibilities of extension on the part of the urban transportation system, the introduction of the electric trolley has suddenly within a half-dozen years brought many square miles of farm land into the suburban time limit of travel, the improvement of the land is prevalently being undertaken by big development companies on a wholesale scale, the cost of street openings and other public improvements is generally low because of the absence of rock formation near the surface; furthermore, street improvements are as a rule executed by the development companies at a less expense than the municipal contract rates, and, finally, down to the time of consolidation there was over a large part of the territory was resulted. system, the introduction of the electric trolley there was over a large part of the territory no heavy taxes to add to the carrying charge

A line drawn across Brooklyn from east to loseph Spota, r. s. 23. Wichael the borough into two approximately equal trusters, r. s. 519. parts. The southerly half is made up of the distinctly suburban wards-the Twentythe distinctly suburban wards—the Twenty-sixth. Twenty-ninth. Thirtieth. Thirty-first and Thirty-second—comprising the old towns of New Lots. Flatbush. New Utrecht.

136th st. 256 w. 16.8x90.11; Charles R Youngs to Hach-l Levison, 18 \$12.50, mag \$10,750. 114th st, ns. 150 e Amsterdam av. 50x100.11; Joseph Spotz to Charles it Parmiy, 18 \$27. Clarence D. Ashley of New York University Gravesend and Flatlands. In the district

on the land, where the land was not under

to Brooklyn in 1884. The set of incorpora-tion contained this provision: "For the pur-pose of taxation the real estate included within the territory hereby annexed shall be assessed at the value of the land for agrioultural purposes, unless the same shall have been at the time this act shall take effect, or shall thereafter be, divided into building lots." Flatbush, New Utrecht Gravesend and Flatlands were absorbed in 1894. These towns, like New Lots, were predominantly agricultural, and, though rate of taxation was specially affirmed in the case of Flatlands only, the Brooklyn city authorities applied the exemption throughout the five new wards. Under this system it was possible to continue the cultivation of truck farms at a profit. Meantime electric trolley lines were installed on the main thoroughfares leading to the beach resorts. so that by the time of consolidation the cars running through electrically lighted city streets on which abutted great truck farms no further away from the Manhattan (ity Hall than if they had been located in Harlem. This situation invited the greatest land

development movement ever witnessed in any large city. One company alone bought twenty-seven farms, comprising 1,000 acres, at rates which would average \$100 a lot. The company has since developed parts of this holding, having sold nearly 4,000 lots at an average of less than \$400 a lot. These lots lie within five miles of the Manhattan City Hall. Twelve miles away, in The Bronx, within six or eight minutes' walk of the elevated railway ots average \$8,000 to \$4,000. The Brookly lots can be reached in considerably less time and by direct transportation. The admission of the trolley and elevated roads to the Bridge with resultant economy both in time and fare. There are now more than thirty tracts in South Brooklyn from which lots are being sold containing some or all city improve ments, including in the more finished operations houses ready for occupancy. The devel to the advantage of the community as well as to the individual buyers. The cost of the were done by the city and the saving is shared by the lot buyer. The lots are usually restricted in such a way as to secure a minimum tect the neighborhood against nuisances frequently limiting the possible improve ments to private dwellings. The practice of restricting the land is general on the part of the development companies, and many of the tracts where lots are sold have finished city streets with the added attractions of trees and parking.

A house characteristic of the section within the fire limits is the two-family brick or brownstone dwelling with high stoop. Houses \$7,500. There are usually five rooms and a bath on the top floor of the house, and the floor rents at \$15 to \$20. The main floor and in frame outside the fire limits, and while less expensive, costing, say, \$3,000 to \$5,000, possesses equally substantial investment qualities.

ever, that represents the best features of speculative construction Of such houses ing in a class by themselves, may be cited as

ent in Queens with identical results. Queens is practically a continuation of Brooklyn, to the Atlantic, and has a dozen or more important settlements under development which are showing a surprising growth. Some of these are located in historic old villages, to obtained; across the East River that sum which they have given new vitality by their modern street and housing improvements and the consequent influx of city population. At Eimburst, in macadamized streets with well-built sidewalks, are houses with running water, steam heat and all modern improve ments, from which one may catch a glimpse through the foliage of moss-grown wells by At Elmhurst, reached in forty minutes from the City Hall, architecturally handsome homes may be hought for say \$2.700. Beautiful for the city Hall architecturally handsome form the City Hall architecturally handsome homes may be hought for say \$2.700. Beautiful for the city Hall architecturally handsome for the city Hall architecturally handsome forms are the city Hall architecturally handsome for the city Hall architecturally handsome forms are the city Hall architecturall homes may be bought for, say, \$3,700. Bowne Park and Ingleside at Flushing and Luona Park at Corona, all within half an hour and less of the Thirty-fourth street and James lip ferries, possess the same association of historic antiquity with a progressive present. But in this they are merely typical of a dozen other equally charming places in the borough.

The Trinity Realty Company has sold for Francis M. Jeneks the plot 120x100 on the morth side of Ninety-eighth street, 80 feet west of West End avenue.

No 550 Brondway, formerly occupied by Tiffany, is reported to have been sold. The building is a live-story stone-front structure, on lot 35, 1x100, between Prince and Spring streets. The purchase price is said to be between \$125,000, and \$150,000. Another report disposes of No. 31 Cortlandt street, a live-story orick building, on lot 24 8x121 10x 12 9x123 2, west of Church street.

Barnett & Co. have sold for a client No. 19 East 128th street, a three-story frame house, 22x40, on lot 25x100.

Arthur R. Parsons has sold No. 236 West 134th street, a five-story flat, 25x85x100.

Slawson & Hobbs have sold for Hortense L Jemines No. 272 West Seventy-third street, a four-story dwelling on lot 18x100. Real Estate News.

## Real Estate Transfers.

DOWNTOWN. (South of Fourteenth st.) 11th st, n s. 197.2 e 5th av, 23.4x193.3; 11th st, n s, 220.6 e 5th av, 23.8x193.3; William Fau to Leopold Werthelm, r s \$40, mige \$84,000 lane, 52, s w s, 24.10x56.7x25.1x 54.7. Louis Herrig and ano to Joseph Fanys, r s \$70, mrg \$30,000 Stanton st, s w cor Ludlow st, 42.6x50; Eman-uel Glauber to Abraham C Weingarten and ano, r s \$26, mrg \$30,000

EAST SIDE.

(West of Fifth as, between Fourteenth and 110th sta.) Central Park West, w s, 25.11 n 106th st, 32x100; Joseph M Hertzlich to Dora Asbel, mtge \$40,500 W. 18.9398.9; Charles H Farmly

Manhatan Island, north of 110th to Joseph Spota to Charles II Parmly, rs 327, mige \$67,000 112th st. 139 W. 20.3x100.11; William E. Lawton to John J Lester, rs \$6.50, mige \$20,000 15tn st, 16 W. 25x100.11; Max Bargebuhr to Samuel Welss, r s \$4.50, mtge \$19,500...

Administration av. w s. 89.6 n 180th st. 50z 190; Henry Trowbridge to Edwin Henes, r s \$19.80
162d at. 446 W. 15x99.1]; Edward L Parris, referee, to James W Kennard, r s \$13.30.
182d at. 555 W. 18x99.1]; Edward L Parris, referes to James W Kennard, r s \$14.
Amsterdam av. s w cor 131st st. 24.11x190;
Emanuel Heilner et al to Agnes E Bell, r s \$10. mtgs \$10.000.
143d st. n s. 100 w 8th av. 25x99.11; Rudolf Otts to Charles E Seiferd, r s \$2.50, mtgs 15.500.

16.500 1.00 11; Sylvester Deming to Annie S Van Buskirk, r s \$12. Landetta Bart-310,000
Same property: Arthur R. Parson to Samuel Engelsberg, rs \$0, mige \$19,000.

Same property: Samuel Engelsberg to Irving S Haynes, rs \$4.50, mige \$29,000.

St. Nicholas pl, sw cor 155th st, 136.93224.11 to Croton Aqueduct x 144.3x199.3, St. Nicholas av, se cor 155th st, runs e 1.11x 59x n 9.9; Joseph Leth to Caroline Rullman, r s \$191.59

GBrough of The Brons.)

Tinton av. e. 3.19, 10, n 161st st, 22.7x100.

(Borough of The Brons.)

Tinton av. e. s. 319.10 n. 161st. st. 22.7x10c.
Chara Decker to Philipina Finck, r. s. \$3.50.

Mige. \$5,000

168th. st. \$66. E. 25x204.8; Eugene Salvatore
to Mary Salvatore, r. s. \$2.

St. Lawrence av. w. s. 50 n. Merrill st. 25x100.
West Farms; Jennie Irvine to George M.
Yeager and wife, r. s. 50 cts, miye. \$250.

St. Lawrence av. w. s. 25 n. Merrill st. 25x100.

Prudence Irvine to George M. Yeager and
wife, r. s. \$1, mige. \$2,500.

St. Lawrence av. w. s. 25 n. Merrill st. 25x100:
Prudence Irvine to George M. Yeager and
wife, r. s. \$1, mige. \$2,500.

St. Lawrence av. w. s. 150 s. w. orchard st. 50x279

131.9x292: Orchard st. s. w. s. 100 n. w. 3d. av.
of. Marcher av. 50x150c. Joseph. T. Ryan,
referce, to Alfred J. Wakeman, r. s. \$4.50.

135th. st. n. s. 70 w. Alexander av. 13x65.3;
Julia C. Hendrickson to Theresa C. Bull,
mige. \$4,710.

MISCELLANEOUS.

Throggs Neck, n. w. s. plot contains 72 19-100

Phroggs Neck, n w s. plot contains 72 19-100 acres: the People State New York to George Chroges Neek, n w s. per acres, the People State New York to George S. Wright.

S. Wright.

Willow lane, lot 39, map 143 lots Paul estate; the Warranty Realty Co to Philip Paul....

Throgmorton's Neek, known as Locust Point, cantains 50 acres with land under water, William P. Wright to George S. Wright, b and a...

Same property; Charles E. Fleming and and to same, q.c...

Same property; William L. Youle to same....

Recorded Leaves. Park av, 1727; Sierichs Augusta to Henry Dietz, 3 yrs. Eldridge st, 176 180; Morris Perlmutter to Samuel Sabel, 5 yrs. 6th st, 533-535 E: Harris Siegel and ano to

Charles Steinhauser, 5 yrs... renue A, 255; Kate Johnson to Jacob Roth, st. 153 W: Bella M Herts to Julius C Oppenheimer, 5 yrs.

Oppenheimer, 5 yrs.

Carey & Sides to Robert Kert, 10 yrs.

Adolph Baichun to Mortis Kahn and ano, 

1023.

Broadway, n e cor 33d st; David H McAlpin to Sixth National Bank, 10 yrs.

Same property; the Sixth National Bank to the Michael Bank, 10 3y mos.

Same property: David H McAlpin to same, 5 yrs 414 mos.

Madison av, 1603, s e cor 108th st; Henry Hauschen to Charles W Gildisch, 5 yrs 1,200-1,500

## Recorded Mortgages

(South of Fourieenth st.)

(Where no interest is stated, read 5 per cent.)

ith st. n. s. 107, 2 c 5th av. also 11th st. n. s.

220.6 c 5th av. Leopold Werthelm to Willam E Finn, 1 yr. 6 per cent.

and property: same to same, 1 yr. 6 per

cent. cent venue B, w s. 62.2 n 6th et. Rachel Stich to Bernard Frank 3 yrs. 4 per cent. Hanton st. s w cor Ludlow st. Abraham C. Weingarten and Jacob Froehitch to Binanuel Glauber, instalis, 6 per cent dalden lane, s w s. 130 n w William st. Joseph Fahys to Louis and Michael S Herzog, 1 yr. 4 2 per cent spring st, n s. 36.4 w Mott st. Dominico Buonecore and wife to Catharine A Brown, yr.

34th st. n s. 220 w 5th av; James C Parrish to Horace Russell and ano, exers, &c, 3 yrs, per cent.

(Manhattan Island, north of 110th st.) (Manadard Hand, north of 1500 8.)

123d st. 21 W. Annie S Van Buskirk to Title
Guarantee and Trust Co. 1 yr. 4 per cent.

134th st. 236 W. Samuel Engelsberg to Arthur
R Parsons, due Dec 1, 1992, 6 per cent.

Amsterdam av. w s. 80.6 n 180th st. Edwin
Henes to Henry Trowbridge, 3 yrs.

162d st. 358 W; James W Kennard to Fanny 15,000 12,000 Biden, 3 yrs, 4 % per cent 162d st, 546 W; same to same, 3 yrs, 43% per cent
St Nicholas pl, s w cor 155th st, 136 9x224.11
to Croton Aqueduct x 144.3x199.3; also
St Nicholas av, se cor 155th st, rins e 1.11
to Croton Aqueduct x 58 to av x n 9.9 Caroline Rullman to John P Darwent, 3 yrs. Amsterdam av. s w cor 131st st. Agnes E Bell to Emanuel Heliner et al. due Nov 1, 1901,

(Borough of The Bront.) ckson av. w s. 318-11 s 165th st; Isidore Pabinowitz to Abram Lakritz, 3 yrs, 6 per ent. iton av. e s. 70.5 n 163d st. Mary E Stich o Albert and Maria R Frech, 5 yrs. 434 to Albert and Mank R Free, yis, 193 per cent. 110 w Cauldwell av; Christina Montag to Eila B Remington, due July 1, 1801, 6 per cent.

Perot st. B s. 177.8 w Sedgwick av; Julius I Bacot to William F. McNamara, 3 yrs... Perot st. B s. 1923 w Sedgwick ave; same 2,500 3,000

## Mechanics' Liens.

Avenue A, n w cor 10th st, 70.11x100; J L
Keating & Co vs E D Concily's Son and
the Boys' Club.
East Broadway, 52: Isidor W Freid vs Mary
A Hogan and Charles M Sullivan.
25th st, 540.555 W. James Elgar vs John
Williams and McCabe Bros.
2, Same property, Vermont Marible Co vs sonMadison av, 134; lawid Weiner vs S Werner
and M Price and M Levin & Co.
26th st, 549.555 W. Cosgrove Bros vs John
Williams and McCabe Bros.
25th st, 48-54 F. Isaeks Bros vs John Doe
and Marx & Lang
115th st, n s, 300 w Broadway, 25x100; William A Hallanse vs the Lambda Association
and Luke A Burke & Co. 425.00 73.50 140.00

Satisfied Mechanics' Lien. 

Foreclosure Suits. Alexander ev. c s. — B 139th st. 20x106.6; Edmund J Bath vs Ernst A W Wilkens and ano, foreclosure lien, atty. J M Gardner. 96th st. s. 150 w 3d av. 30x100.5; Bertha Wagner and ano, trustees, vs. Sigmund Warshing et al. atty. D McClure. and ano, trustees atty, D McClure.

182d at, s.s. 100 e 11th av, 25x70; Jane A Parmelee vs William I Parmelee and ano, to declare deed a rs William i Parmelee and ano, to declare deed a mortgage, &c; atty. Kellogg & Rose.

7th at, n.s. 250 e 2d av. 25a — by lock; Lucten Seiz and ano vs Susan beloughine otherwise Delhougne, notice of levy; attys, Eisman & Levy.

## Building Loans.

36th st. s.s. extends from isi av to present bulkhead line x46.3; Title Guarantee and Trust Coloans E Ellery Anderson et al...

Plans Filed for New Buildings.

DOWNTOWN. South of Fourteenth #1.) Cedar and William sts. a w cor: improve-ment to office building: Lloyd Plate Glass Co, 63 William st, owner, G E Wood, archi-tect; cost.

REAL ESTATE BOARD OF BROKERS OF THE CITY OF NEW YORK, NO. 111 BROADWAY. WANTS AND OFFERS.

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CHAS. GRIFFITH MOSES & BRO. 1966 Amsterdam Av.—Offer three corners on Broadway, 180th. 184th and 187th sts., single lots, at a bargain to quick buyer. Also, several fine plots of lots on Washington Heights at attractive prices. Also, stone residence and stable in cooleest part of Washington Heights at the value of the lots; very little cash needed.

FOLSOM BROS., 835 Broadway - Offer to lease a 4-story building on the east side of 6th av., near 18th st., 21x55; rest, \$5,000. Also, to lease 50-foot front on 34th st., with outlet on 35th st., opposite Waldorf-Astoria will alter for business.

opposite Waldorf-Astoria will alter for business.

WM. HENRY FOLSOM, 14 West 29th St. —Offers waterfront property in the 80s, Fast River, 100 x180, ground rent, 36,600, will build to suit tenant at 6% on cost of building. Also, a New York city waterfront at \$1,200 per acre, consisting of 80 acres, with half-mile of waterfront, 18 feet depth of water, near Fort Schuyler: opportunity to purchase at low price, with assured future, 3-story brick homestead with stable and outbuildings in good condition; capable of paying carrying charges. Also, a private house on 46th st., near Lexington av., 17x100.5; will sell for \$13,000 and leave mortgage of \$10,000 at 5%. Also, a plot 46x98.9 on 21st st., near 3d av.; price, \$30,000; possession in thirty days.

POLSOM BROS., 835 Eroedway — Want a small apartment house near Broadway or 3th av., between 14th and 80th sis; not over \$40,000. Also, a tenement on the West Side, in the 50s; not over \$25,000. Also, to leese, apartment house containing 30 to 50 rooms, on or near Madison av., between 25th and 40th sis. Also, a private house, north side of street, 40th to 60th sis.; must beover 20 feet wide.

DE SELDING BROS., 149 Broadway — Want on Broadway, below City Hall, store about 25x00, for five years or longer, high-class retail business.

CHAS. GRIFFITH MOSES & BHO., 1960 Amsterdam Av.—Want lots on Washington Heights in exchange for choice flat and store property on 3d av. equity, \$6,000.

WM. HENRY FOLSOM, 14 West 20th St.—Wante a West Side elevator apariment house in exchange for a West End av. corner private house; equity, \$25,000. Also, a country place in New Jersey, near Morristown, in exchange for \$1.000 equity in private house in the 70s, West Side. Also, for builder, 50 to 60x,100 feet south of 50th st. near 5th av.; no loan required.

A. V. AMY & CO., 95 St. Nicholis Av.—Want a well located plot of lots, 50 to 75 feet front, with builder's loan, suitable for improvement with modern apariment house, in exchange for well rented business building near Broadway and Union Square having equity of \$70,000. Bast Broadway, 126: improvement to tenement and store; Gabriel Cohn, premises, owner: Horenburger & Straub, 122 Bowery, architects; cost.
Henry st. 82: improvement to tenement and synagogue; Congregation Chebra Chai. 12 Orenard st. owner; Fred Ebeling, 97 7th st, architect; cost.

BAST SIDE. (East of Fifth ae, between Fourteenth and 110th ste (East of Fith ac, between Fourteenth and 110
60th st, 19. Improvement to dwelling; Henry
F Dimock, 25 E 60th st, owner; Grosvenor
Atterbury, architect, cost.
Madison av, 1013; Improvement to dwelling;
Margaret S White, owner; J A Hays, 1123
Broadway, architect, cost.
45th st, 417 E; Improvement to storage and
office; Harry W Bell, 139th st and Park
av, owner; Moore & Landsledel, architects; cost.

WEST SIDE.

(West of Fifth as, between Fourteenth and 110th sts. (West of Fifth as, between Fourteenin and 1100
35th st. 414 W; one-story hospital; St Mary's
Hospital, owner; H M Congdon, 18 Broadway, archietct; cost.
41st st. 530-534 W; improvement to stable
and storage; Valentine Loewer, owner;
G Rietz, 525 W 41st st, architect; cost.
45th st. 12 W; improvement to dwelling; W
N Cromwell, 45 Wall st, owner; Carrere
& Hastings, 35 E 41st st, architects; cost.
15th st. 117 W; improvement to flat; J P
Marshall, 305 W 87th st, owner; F JO'Belrne,
builder; cost. builder: cost. 23d st. 64-74 W: Improvement to store; James McCreery, Inwood, N Y, owner; J F Gavi-McCreery, Inwood, N Y, owner, J F Gavi-gan, architect: cost.

81st st, 461 W: improvement to tenement and store. Sacred Heart Church, prem-ises, owner; J W Cole, 403 W 51st st, archi-tect; cost.

51st st, 463 W: improvement to clubhouse, same owner and architect; cost.

Ame owner and architect; cost.

HARLEM.

(Manhattan Itland, north of 110th st.)

125th st and 5th av. n e cor; improvement to office and store; Jesse W Powers, 34 Mount Morris av. owner; S A McGuire, architect; cost.

126th st. 105 W; improvement to flat and store; J J McGrath, 1155 Broadway, owner; C F Meese, 678 E 143d st, architect; cost.

BRONX.
(Borough of The Brons. Boston at and 173d st, a w cor; two-story tenement: Arthur A Hamann, 14 E 193d at, owner. Stern & Gross, 160 5th av, archi-tects; cost. 137th st, n s, 245 w 5th av; one-story shed. John Dieckmann, 256 Broadway, owner; B H Little, 2207 3d av, architect; cost.

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ATTRACTIVE four-story English basement ouse, 34th st. near Madison; asking \$45,000. FOLSOM BROTHERS, 835 Broadway. ATTRACTIVE large four-story house, 61st M. near Madison av; asking \$37,500.
FOLSOM BRUTHERS, \$35 Broadway. BARGAIN - Four story English basement house, 58th st., near 5th; asking \$35,000. FOLSOM BROTHERS, 835 Broadway. Above 14th St .- 5th Av. to North River.

ELEGANT FOUR-STORY AMERICAN BASEMENT HOUSE 272 West 89th St.,

STABLER & SMITH, 674 Columbus Av., near 93d St.

FOR SALE-OPEN FOR INSPECTION, NO. 118 WEST 73D STREET. Four-story high stoop, bay window; dining room extension to third floor; 21 feet wide; private front and rear; owner leaving city. For full particulars apply to F. R. WOOD & CO., 412 Columbus av. (80th 61.). 'Phone, 178--Riverside.

GREAT BARGAIN, West End av., below 93d st. surrounded by private houses, good front and rear, five-story indiana limestone and pressed brick American basement liweling. 200-foot front; beautifully decorated, andirons, e.e., price \$22,730 if sold in the next six days, cheapest house on the west Side. Permits only from BRYAN L. RENNELLY & CO., 7 Pine 5t. TO CLOSE AN ESTATE-484 st., West of 10th

av., five-story, four-tamily cold-water tenement; rental, \$1,900; price, \$17,000; mortgage, \$10,000. ASHFORTH&CO., 1509 Broadway. Washington Heights. Above 125th St., West of 8th Av.

ST. NICHOLAS AVE .- 158TH ST.

SI. NICHULAS AVE.—130 II S.

100 feet wide outlet drive of Central Park.—Siz eiegant Houses: indiana blue stone; swell front up-to date; hardwood cabinet trim; two baths, wired for lighting and burglar alarms, cedar closests, dec; best value for price on Heights.

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View than present cost to build; two blocks from rapid transit station, three blocks from viaduct "L" station, 30 minutes to Fost Office; 5 cent fare, 70 per cent, on mortgage if desired. E. B. TREAT, Owner, on premises, or 241 West 23d st.

## At \$1,200 Per Acre

Must sell, 82 acres (water 18 feet deep), near Fort Schuyler, brick residence, stable and outbuildings; apportunity for investors; house will rent and pay

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CTTY BUILDING LOTS in Brons. 25 minutes from 42d st. near rapid transit, boyer mable to com-plete payments lots will be said for belance due, \$100, earn; terms, \$5 eash, \$1 workly LAWRENCE, 63 West 22d st. Telephone, 281 38th Borough of Brooklyn Sale or Rent.

A - TWO-FAMILY FLAT HOUSE.

Cornella at, in a healthy locality neat school and park, a blocks from Bushwick average terms, will improvements; can be bought on easy terms, will consider exchange for suburban how of lots, Owner, CHARLES YOUNG, 196 William at. New York.

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NOT IN THE SUBURBS the present existing fire limits 25 Minutes From the Bridge. Lots 25x100, \$800 and Upward EASY PAYMENTS. TITLES GUARANTEED FREE OF CHARGE.

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From New York at Park row (Bridge en-trance), take Fifth av., Seventh av. or Ber-gen st. trolley and transfer to Douglass st.

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Opposite new Institute of Arts and Sciences, Washington Ave. and Eastern Parkway. Highest point in Brooklyn. Close to Prospect Park. lew apartments just completed by Senator Reynolds, occupying an en-tire block front, ready for occupation They excel anything heretofore ofto location and improvements. Ur to date in every respect. Electric and gas lighting, open nickel plumbing, tiled bath rooms, hot water supply from cellar, gas ranges, etc. Open for inspection daily and Sunday. Apply to custodian, or to

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\$3,000 Will build a b-autiful D-room detached house, all improvements, heated by furnace and open nickel plumbing. Call and see the plans.



3-story and basement Indiana lime-stone circular front. \$1,500 cash, bal-ance like rent. A new \$17,000 house stone circular front \$1,500 cash, t ance like rent A new \$17,000 ho for less than \$12,000 Nothing matter with it, but must be sold once to close estate of the late C. once to close estate of the late C. J. Hickey, who was one of our best builders. This is particularly well built and contains better plumbing and handsoner woodwork than usually found in \$18,000 houses. Many extra improvements. Large refrigerator, mirrores built, music reem Location unobjectionable 24 Stuyvesant avenue, mar Putham, Suvessant Avenue, mar Putham, Suvessant Heights Brokers pain full commission. Open daily and Sunday Ernestus Gulick Co. Fulton. ec. Bedford The second secon

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BLAVE SEVERAL PRIVATE HOUSES DEAD OF THE MAN OF MODEST EARNINGS FOLSOM BROTHERS, 835 Broadway.

FOR THE MAN OF MODEST EARNINGS \$15 to \$18 Per Month Covers Cost. S15 to \$18 Per Month Covers Cost.

Rent of one floor deaying two to live in pays carrying expense.

Drop us a postal or call, and we will give you full par (County must be liberty St. POR SALE—House 1007 Park place, Brooklyn, brown stone two-family house with lox stoop, open plumbing and all up to date improvements, price 38, 30 can be seen at any time. Owner at 1005 Park place.

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Laton, Fresno Co., Cal., May 20, 1901. Mr. Wm. H. Martin, Gen'i Eastern Agent.

71 Broadway, New York. We wish to call your particular attention to the extremely low Excursion rates to California and return, for the Epworth League Meeting at San Francisco,

The rates will be \$50 from Chicago, \$47.50 from St. Louis, \$45 from Kansas City, to San Francisco and return. From points East, proportionately low rates will be in effect. Tickets on sale July 6th to July 13th inclusive. Passengers must reach San Francisco, Cal., not later than July 18th. Stop overs will be allowed, going and coming, at points west of Trinidad, Colorado. Final limit of tickets will be August 31st.

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at small expense. Everything looks favorable here. The prospects are that we will have a New Depot, Church, Schoolhouse, and a large Store building within about ninety days, as well as other important improvements. Yours truly

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